

**Town of Stephens City Planning Commission
Minutes
Tuesday, January 27, 2009 (7:30p.m.)**

The Town of Stephens City Planning Commission held the regularly scheduled meeting this month, on Tuesday, January 27, 2009 at 7:30 p.m.

Attendees:

Chairman, Linden “Butch” Fravel, Jr
Commissioner Martha Dilg
Commissioner Susan Boyd
Commissioner Bill Copp
Commissioner Jesse Fox
Commissioner Joe Grayson

Absent:

Commissioner Bob Wells

Staff Present:

Town Planner, Brian Henshaw

Also Present:

Jessica Burchard, Winchester Star
Patrick Sowers, PHR&A
Ron Mislowsky, PHR&A
Henry Long, The Long Companies
Evan Wyatt, Greenway Engineering
Jim Nichols, Nichols Construction

Call to Order:

With a quorum present, Chairman Fravel called the meeting to order at 7:00 p.m.

Chairman Fravel entertained a motion for approval of the minutes from December 9, 2008. Commissioner Copp made a motion to approve the minutes. Commissioner Grayson seconded the motion. The motion was approved.

Chairman Fravel entertained a motion for the approval in the minutes from the Special Meeting on Monday, January 5, 2009. Chairman Fravel made mention of one correction in the minutes and Mr. Henshaw took note of the change. Commissioner Boyd made a motion to approve the minutes as amended. Commissioner Fox seconded the motion. The motion was approved.

Chairman Fravel entertained a motion for the adoption of the agenda. Commissioner Fox made a motion to adopt the agenda. Commissioner Dilg seconded the motion. The agenda was adopted.

Public Hearings:

Davis Property Rezoning:

Chairman Fravel opened the public hearing for the Davis Property Rezoning. Town Planner Brian Henshaw briefly presented the rezoning application and turned it over to Mr. Mislowsky of PHR&A to present the

proposed Davis Property Rezoning. Mr. Mislowsky made a brief presentation of the proposed age restricted development which will consist of 214 residential total units. 160 of the units will be within the four (4) story condominium building and the remaining units will be single story duplexes or quadplexes. The proposal also includes 3 acres of commercial space on the front portion of the property along Route 11.

Chairman Fravel and Mr. Mislowsky engaged in some questions and answers about the sanitary sewer with regard to going north or south and the considerations to minimize the need for pump stations. Mr. Henry Long of the Long Companies mentioned that as the applicant they would hold onto the right to construct a pump station on their property but would construct the pump station in a manner that would allow for expansion or relocation with regard to the phasing of the neighboring property.

Ms. Donna Grove of 4792 Valley Pike inquired as to how the future roads would affect her and her dwelling. Mr. Henshaw provided a brief answer as to the impact on Mrs. Grove property.

Chairman Fravel, hearing no further comments, closed the public hearing.

Jim Nichols Special Use Permit Amendment:

Chairman Fravel opened the public hearing for the Jim Nichols Special Use Permit Amendment. Town Planner, Brian Henshaw briefly presented the special use permit amendment for Mr. Jim Nichols. Mr. Henshaw stated that no one had signed up for the public hearing. Chairman Fravel inquired if those in attendance would wish to speak to the application. Hearing none, Chairman Fravel closed the public hearing.

Action Items:

Davis Property Rezoning:

Mr. Henshaw briefly made a report to the Commissioners recommending the approval of the rezoning application. Chairman Fravel inquired if there would be a sidewalk or a hiking/biking trail on the front portion of the property. Mr. Henshaw stated that the answer was yes and that the two trails on both the Russell and the Davis property would be connected. Furthermore as the Town moves forward with the Enhancement Grant for North Main, there will also be a sidewalk down the eastern side of Route 11. Chairman Fravel also inquired about the VDOT comments provided with regard to the Davis Property Rezoning. Mr. Henshaw addressed the question by stating that the Town would like to minimize the number of signals within the Town and he would continue to work with VDOT as plans for the Davis Property move forward. Finally, Chairman Fravel questioned about the phasing for the Commercial Buildings. Mr. Long felt that there would be a phasing aspect to the project, but did not comment as to what that might be with the current state of the economy.

Chairman Fravel did ask one last question about the orientation of the commercial buildings. Mr. Long stated that buildings would be facing of the Route 11. Chairman Fravel stated that it was his impression that the building would be consistent around the entire building. Mr. Long agreed that essentially the building would not have “rear” per say. Mr. Henshaw agreed that the building would have both an appearance on Route 11, yet also have an appearance within the development itself. Essentially the buildings would be uniform in aesthetic features on all four sides.

Commissioner Boyd made the following motion:

I move that we recommend to the Town Council to approve the Davis Property Application, further identified as tax parcel 74-A-79 and 74-A02-A-1 to be rezoned from R-1 & R-2 to R-3 with the Newtown Development District overlay because it meets Goal 2, Objective 2.1 which states that the Town should maintain a balanced, mixed-use community with a variety of opportunities for housing, shopping, and employment. Furthermore, the proposed rezoning also complies with Goal 2 Objective 2.1.6 which states that the Town should encourage the development of seniors housing within the Town through zoning and development regulations.

However, the Planning Commission does recognize that the work that has been done on the Joint Land Use Committee is vitally important to the Town and the County with regard to the annexed areas within the Town. The Planning Commission would furthermore recommend that the Town Council formally adopt the Joint Future Land Use Plan and Map prior to taking action on the Davis Property Rezoning application.

Commissioner Fox seconded the motion. The motion was approved.

Jim Nichols Special Use Permit Amendment:

Mr. Henshaw briefly made a report about the Jim Nichols application recommending the approval to the Special Use Permit Amendment. Chairman Fravel questioned briefly about the open space requirement and if the changes in housing style would allow for open space requirement per minimum lot. Mr. Henshaw stated that the applicant would need to meet all open space requirements and that these requirements would be reviewed at the time of site plan submission.

Commissioner Fox made the following motion:

I move that we recommend to the Town Council to approve the Jim Nichols Special Use Permit Amendment to change from constructing 8 townhouses to 7 duplexes along Plymouth Street, each being a one bedroom single story dwelling and further identified as by tax map numbers 74-(A02)-44 & 74A-(A02)-5-B because it meets Goal 2, Objective 2.1 which states that the Town should maintain a balanced, mixed-use community with a variety of opportunities for housing, shopping, and employment.

Commissioner Boyd seconded the motion. The motion was approved.

New Business:

Final West Wynd Subdivision Plan:

Mr. Henshaw briefly introduced the West Wynd Subdivision Plan and turned over the presentation over to Mr. Evan Wyatt of Greenway Engineering. Mr. Wyatt provided a brief presentation of the West Wynd Subdivision taking the Commissioners through most of the pages. Mr. Wyatt, through working with Mr. Henshaw had come up with an abbreviated plan set that was provided to the Planning Commissioners. Mr. Wyatt went through various aspects of the subdivision plan highlighting the road construction, the buffers, sidewalk layouts, playground and other aspects of the plan within various sections. Mr. Wyatt also explained that the stormwater detention pond, which was to be a water feature, was determined through engineering and field study that it would not hold water. Therefore the area will still be the stormwater detention area, but will be featured as a field that will be aesthetically buffered with vegetation.

Chairman Fravel did question the pedestrian connection between Crooked Lane Extended and Highview Avenue. Mr. Wyatt stated that this connection has not been included into the plan. Mr. Wyatt finally mentioned that applicant has complied with the Town's Karst Terrain Ordinance and have provided all required reports. Mr. Henshaw acknowledges the administration's approval and acceptance of all documents.

Mr. Wyatt answered various questions by the Planning Commissioners and Town Planner with regard to the commercial parcels along Fairfax Street, the sinkholes and the road construction.

Mr. Henshaw informed the Planning Commission that the next step would be to conduct a public hearing. Chairman Fravel entertained a motion to conduct a public hearing on West Wynd Subdivision Plan.

Commissioner Copp made a motion to hold a public hearing at our next regularly scheduled meeting. Commissioner Fox seconded the motion. The motion was approved.

Planning Commission Annual Report:

Mr. Henshaw briefly presented the Planning Commission Annual Report. The Planning Commission accepted the Annual Report as presented.

Discussion:

Subdivision Ordinance Draft:

Mr. Henshaw announced that he has completed a rough draft and that Subdivision Ordinance Sub-committee would begin meeting soon to review the draft.

Brief Update – Joint Planning Commission and Council Retreat

Mr. Henshaw stated that the Planning Commission and Council will hold a Joint Retreat on Saturday, March 28th from 9am to 4pm. The Planning Commissioners are being requested to be present through the luncheon.

Adjournment:

Chairman Fravel entertained a motion to adjourn.

Commissioner Copp made a motion to adjourn. Commissioner Fox seconded the motion.

The meeting adjourned at 8:48 pm.